

**PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 25, 2017
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Lee Hall, Roland Perreault, William Starr, Paul Roche, Alternate Member Debra Freidus, Alternate Member Michael Rewenko and Land Use Coordinator Polly Redmond

*Alternate Member Kaitlyn Rewenko has not yet been sworn in after the Board of Selectmen appointed her.

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Orefice called the hearing to order at 7:03 p.m. All regular members present are seated.

2. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR TWO-LOT RESUBDIVISION, LOT 21, EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD. APPLICATION INCLUDES CONSTRUCTION OF A PORTION OF BREAK MAIDEN LANE OUT TO PLYMOUTH ROAD.

Chairman Orefice reads the call to hearing as published in the Republican American on 1/13/17 and 1/20/17.

Atty. William J. Tracy, Furey, Donovan, Tracy & Daly, P.C., Bristol, CT is present to represent along with Robert Hiltbrand, R.R. Hiltbrand Engineers and Surveyors, and Jared Braddock, Project Manager, Supreme Industries/Pickett Brook Property, LLC. Plans submitted tonight includes a cover sheet (1 of 1) titled Re-Subdivision Equestrian Estates Lot #21, Plymouth Road, Overall Plan Equestrian Estates, Sheet O, dated 10/3/16, revised 11/7/16, Proposed Roadway Plan, Sheet RP, dated 10/3/16, revised 11/7/16, Roadway Profile – Sheet P1, dated 10/3/16, revised 11/7/16, Roadway Profile – Sheet P2, dated 10/3/16, revised 11/7/16, Sediment & Erosion Control Details, Sheet S&E, dated 10/3/16, revised 11/7/16. Atty. Tracy submits proof of mailing to neighbors of the subject property informing them of this public hearing. He reminds the Commission that this application is primarily to connect Break Maiden Lane (entering in from Plymouth Road) to Steeple Chase Road which was originally denied by the Inland Wetlands Commission back in 2006 but has since been approved after revisions were made to the layout of the proposed road. The existing Lot 21, consisting of approximately 31 acres, will be divided leaving Lot 21 on the south side of Break Maiden Lane with 16.013 acres and Lot 5 (the newly created lot) on the north side of Break Maiden Lane will contain 15.505 acres. Lot 21 is an originally approved house lot and has not changed. Lot 5 has an agricultural facility being built on it that has Inland Wetlands and Zoning approval and also Torrington Area Health approval. At this time, Atty. Tracy introduces Robert Hiltbrand to the Commission. Mr. Hiltbrand refers to the original road configuration of Equestrian Estates Subdivision, providing the original Subdivision map for viewing, and the issues that were involved with the location of vernal pools in the area and the original road layout. The road was relocated to the south side of the wetland area which was able to satisfy the Inland Wetlands Commission with the only change being that the road is now shorter than the 125 linear feet from the original road layout. He refers to Lot 1 on the south side corner of proposed Break Maiden Lane and Plymouth Road, which now has a house on it, and he notes that the site line issue on Plymouth Road for Lot 1's driveway and for Break Maiden Lane exiting out onto Plymouth Road has been accomplished and resolved this past summer. Chairman Orefice refers to a letter from Robert Hiltbrand to Highway Supervisor John Fredsall dated January 23, 2017 that states review of the As Built Plan for the roadway improvements titled "Site Distance, Data Accumulation Plan" prepared by Jones Engineering, LLC, and the design of the Intersection Sight Line Distance of 335 feet has been achieved. Land Use Coordinator Polly Redmond states that Mr. Fredsall is in agreement with this and Atty. Tracy states that he had met with John Fredsall last week and had no comment other than on the site line issue. Chairman Orefice questions what the site line to the

north from Plymouth Road is with Mr. Hiltbrand stating it is 500 feet. Chairman Orefice questions what the elevation difference is between the high and low side of Plymouth Road with Mr. Hiltbrand stating it is 59 feet. Chairman Orefice questions whether there is a house already built on Lot 21 with Atty. Tracy stating no, that that part of Steeple Chase Road is not yet built. Chairman Orefice questions whether the agricultural building located on Lot 5 that is being built is shown on the Resubdivision Plan presented tonight. Atty. Tracy states yes and adds that the original driveway for that building was the road being proposed in this application.

Atty. Tracy states that the developer wishes to start road construction of Break Maiden Lane coming in off of Plymouth Road first and then build to the intersection of Break Maiden Lane and Steeple Chase Road. Chairman Orefice questions whether the corner lot, Lot 1, has a driveway off of Plymouth Road and whether it will change to exit off Break Maiden Lane as previously discussed in front of the Planning Commission with Atty. Tracy stating, yes, it will be relocated once Break Maiden Lane is constructed and accepted as a town road.

Regarding the bonding for this project, Atty. Tracy informs the Commission that WMC Engineers (the town's engineers) are still reviewing and that there is no bond estimate to submit yet due to their waiting for WMC Engineer comments. (Land Use Coordinator note: the bond estimate should also include the conditioned approval by IWWC (11/9/16 minutes) *"That the bond to be posted for the road construction includes and covers plantings and work around the vernal pool. This should be noted at the time of the Planning Commission's decision on the application for resubdivision/road construction of Break Maiden Lane."*)

Atty. Tracy states that once a decision is made by the Planning Commission, and if it is a favorable decision, the project will then go before the Board of Selectmen in accordance with Subdivision Regulation 2.4.6. (Regulation 2.4.6 calls for the applicant to demonstrate that the construction plans have been presented to and approved by the Board of Selectmen as required under Ordinances of the Town of Harwinton.) The Performance Agreement will be reviewed by Town Counsel Michael D. Rybak once it is drawn up.

3. CONTINUE OR CLOSE HEARING.

P. Roche **motioned** to continue the hearing to Wednesday, February 8, 2017 at 7:00 p.m. in the town hall to allow time for review by WMC Engineers, seconded by R. Perreault. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the regular meeting to order at 7:34 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETINGS: 1/27/16 and 1/11/17

P. Roche **motioned** to approve the minutes of 1/11/17, seconded by W. Starr. Motion passed with voting members P. Roche, R. Perreault, W. Starr. Refraining from vote was M. Orefice and L. Hall due to their absence at the 1/11/17 meeting.

P. Roche **motioned** to approve the minutes of 1/27/16, seconded by L. Hall. Motions passed with voting members P. Roche, L. Hall, M. Orefice. Refraining from vote was R. Perreault and W. Starr due to their absence at the 1/27/16 meeting.

DISCUSSION/POSSIBLE DECISION – PICKETT BROOK PROPERTY, LLC - TWO-LOT RESUBDIVISION, LOT 21, EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD INCLUDING CONSTRUCTION OF A PORTION OF BREAK MAIDEN LANE OUT TO PLYMOUTH ROAD.

No discussion.

3. OLD BUSINESS.

None.

4. NEW BUSINESS.

None.

5. ANY OTHER BUSINESS.

None.

6. CORRESPONDENCE.

Information on Land Use Law Education Training set for 3/25/17 at Wesleyan University.

7. INVOICES.

None.

8. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:38 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 02/01/17 AT 11:05 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK